

GOVERNMENT OF ANDHRAPRADESH

ABSTRACT

Town Planning – Tadepalligudem Municipality - Change of land use from Industrial use zone to Residential use in R.S.Nos.9/2, 11/1 and 12/1 of T.M.Padu at K.N.Road, 19th Ward, Tadepalligudem to an extent of Ac.2.87 cents and the 100 feet Master Plan Road (A-B) is re-aligned as A-C - Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 4

Dated the 3rd January, 2009.

Read the following:-

1. G.O.Ms.No.495 MA., dated 14.9.1988.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11973/2007/R, dated 25.12.2007.
3. From the Collector, West Godavari District, Letter Roc.No.294/2008/H6, dated 20.2.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11973/2007/R, dated 18.4.2008.
5. Government Memo. No.26733/H1/2007-1, Municipal Administration and Urban Development Department, dated 29.7.2008.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11973/2007/R, dated 12.11.2008 and 22.11.2008.
7. Government Memo. No.26733/H1/2007-2, Municipal Administration and Urban Development Department, dated 4.12.2008.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11973/2007/R-I, dated 27.12.2008.
9. From the Commissioner of Printing, A.P., Extraordinary Gazette No.719, Part-I, dated 6.12.2008.

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ORDER:

The draft variation to the Tadepalligudem General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.495 MA., dated 14.9.1988 was issued in Government Memo. No.26733/H1/2007-2, Municipal Administration and Urban Development Department, dated 4.12.2008 and published in the Extraordinary issue of A.P. Gazette No. 719, Part-I, dated 6.12.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 12.11.2008 has stated that the Municipal Commissioner, Tadepalligudem Municipality has informed that the applicant has paid an amount of Rs.34,845/- (Rupees thirty four thousand eight hundred and forty five only) towards development charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Tadepalligudem Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Tadepalligudem Municipality, W.G.District.
The District Collector, West Godavari District, Eluru.
The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tadepalligudem Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 719, Part-I, dated 6.12.2008 as required by clause (b) of the said section.

VARIATION

The site falling in R.S.Nos.9/2, 11/1 and 12/1 of T.M.Padu at K.N.Road, 19th Ward, Tadepalligudem to an extent of Ac.2.87 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Industrial use zone in the General Town Planning Scheme of Tadepalligudem Municipality sanctioned in G.O.Ms.No.495 MA., dated 14.9.1988, is designated for Residential use marked as “**DEFGH&-I**”; and the 100 feet wide Master Plan Road marked as **A-B** is re-aligned as “**A-C**” as shown in the revised part proposed land use map GTP No.41/2008/R available in Municipal Office, Tadepalligudem Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary permissions from the Director of Town and Country Planning, Hyderabad / competent authority before taking up any developments in the site.
8. The applicant shall handover the site affected under road widening of existing road to 40 feet wide on western side to the Tadepalligudem Municipality through registered gift deed at free of cost.
9. The applicant shall maintain 50 feet wide buffer zone on northern and western sides to maintain green belt between Industrial use to Residential use.

SCHEDULE OF BOUNDARIES

North : Built up area, 30 feet wide existing dead end road in
R.S.Nos.9/1 & 10.

East : Applicant's site.

South : Applicant's site.

West : Existing 27 to 21 feet wide road to be widened to 40 feet
wide.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER